

3115812 10/10/2003 02:09P Weld County, CO
1 of 3 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

THE 1st REPLAT OF
Outlots A, H, I, J, & N, Booth Farms, Second Filing
A PART OF THE E. 1/2 OF SECTION 12, T2N, R68W OF THE 6TH PRINCIPLE MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 3

OWNERSHIP AND DEDICATION

Know all men by these presents, that the undersigned Hall Family Partnership of Firestone, LLP, A Colorado Limited Liability Partnership, Booth Commercial, LLC, a Colorado Limited Liability Company, David Chaknova Trust, Chaknova Family Trust and Nes Exchange CXXI, LLC, a Colorado limited liability company, the Town of Firestone, a Colorado Municipal Corporation Booth Farms Community Association, a Colorado Non-Profit Corporation being the owners of the land shown in the 1st Replat and described as follows:

Outlots A, H, I, J, and N, Booth Farms, Second Filing.

Containing 9.004 acres, more or less.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of the 1st Replat of Outlots A, H, I, J, & N, Booth Farms, Second Filing, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues and other public places, Outlot N, as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks and other such utilities and services shall be guaranteed and paid for by the subdivider or arrangements made by the subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipality franchised utilities, other serving public entities and/or Qwest Communications, Inc. which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities and/or Qwest Communications, Inc. and shall not become the property of the Town of Firestone, Colorado.

OWNER OUTLOT H & I
Hall Family Partnership of Firestone, LLP, a Colorado Limited Liability Partnership

By Burt Hall

NOTARIAL CERTIFICATE

State of Colorado)

County of Weld)

The foregoing instrument was acknowledged before me this 8th day of October, 2003.

Witness my hand and official seal.

Susan L. Irie
Notary Public

My Commission expires 9-20-05

OWNER OUTLOT N
The Town of Firestone, a Colorado Municipal Corporation

By M. L. S.
Mayor

NOTARIAL CERTIFICATE

State of Colorado)

County of Weld)

The foregoing instrument was acknowledged before me this 8th day of October, 2003.

Witness my hand and official seal.

Patricia Ann Nelson
Notary Public

My Commission expires 04-22-2005

TEST:

BY: Judy Hegwood
Town Clerk

LEIN HOLDER OUTLOT J

The undersigned, Carolyn Ann French AKA Caroyln A. French, the beneficiary under a Deed of Trust recorded as Reception No. 3045563 and encumbering Outlot J, Booth Farms Second Filing, hereby consents to the replat herein contained.

Carolyn Ann French

Carolyn Ann French

NOTARIAL CERTIFICATE

State of Colorado)

County of Boulder)

The foregoing instrument was acknowledged before me this 8th day of October, 2003.

Witness my hand and official seal.

Susan L. Irie
Notary Public

My Commission expires 5-25-2006

OWNER OUTLOT J
David Chaknova Trust

By David Chaknova

NOTARIAL CERTIFICATE

State of Colorado)

County of Boulder)

The foregoing instrument was acknowledged before me this 26th day of Sept., 2003.

Witness my hand and official seal.

Belle O. Stafford
Notary Public

My Commission expires JAN. 10, 2007

OWNER OUTLOT J
Chaknova Family Trust

By Bernard J. Chaknova

NOTARIAL CERTIFICATE

State of Colorado)

County of Boulder)

The foregoing instrument was acknowledged before me this 26th day of Sept., 2003.

Witness my hand and official seal.

Belle O. Stafford
Notary Public

My Commission expires Jan. 10, 2007

OWNER OUTLOT J
Nes Exchange CXXI, LLC, a Colorado limited liability company

By B. G. Ogd

NOTARIAL CERTIFICATE

State of Colorado)

County of Boulder)

The foregoing instrument was acknowledged before me this 7th day of October, 2003.

Witness my hand and official seal.

Janese E. Patterson
Notary Public

My Commission expires MY COMMISSION EXPIRES 11/10/2005

OWNER OUTLOT J
Booth Commercial, LLC, A Colorado limited liability company

By David Chaknova

NOTARIAL CERTIFICATE

State of Colorado)

County of Weld)

The foregoing instrument was acknowledged before me this 7th day of October, 2003.

Witness my hand and official seal.

K. M. D.
Notary Public

My Commission expires _____

OWNER OUTLOT A
Booth Farms Community Association, Inc. a Colorado Non-Profit Corporation

By Burt Hall

NOTARIAL CERTIFICATE

State of Colorado)

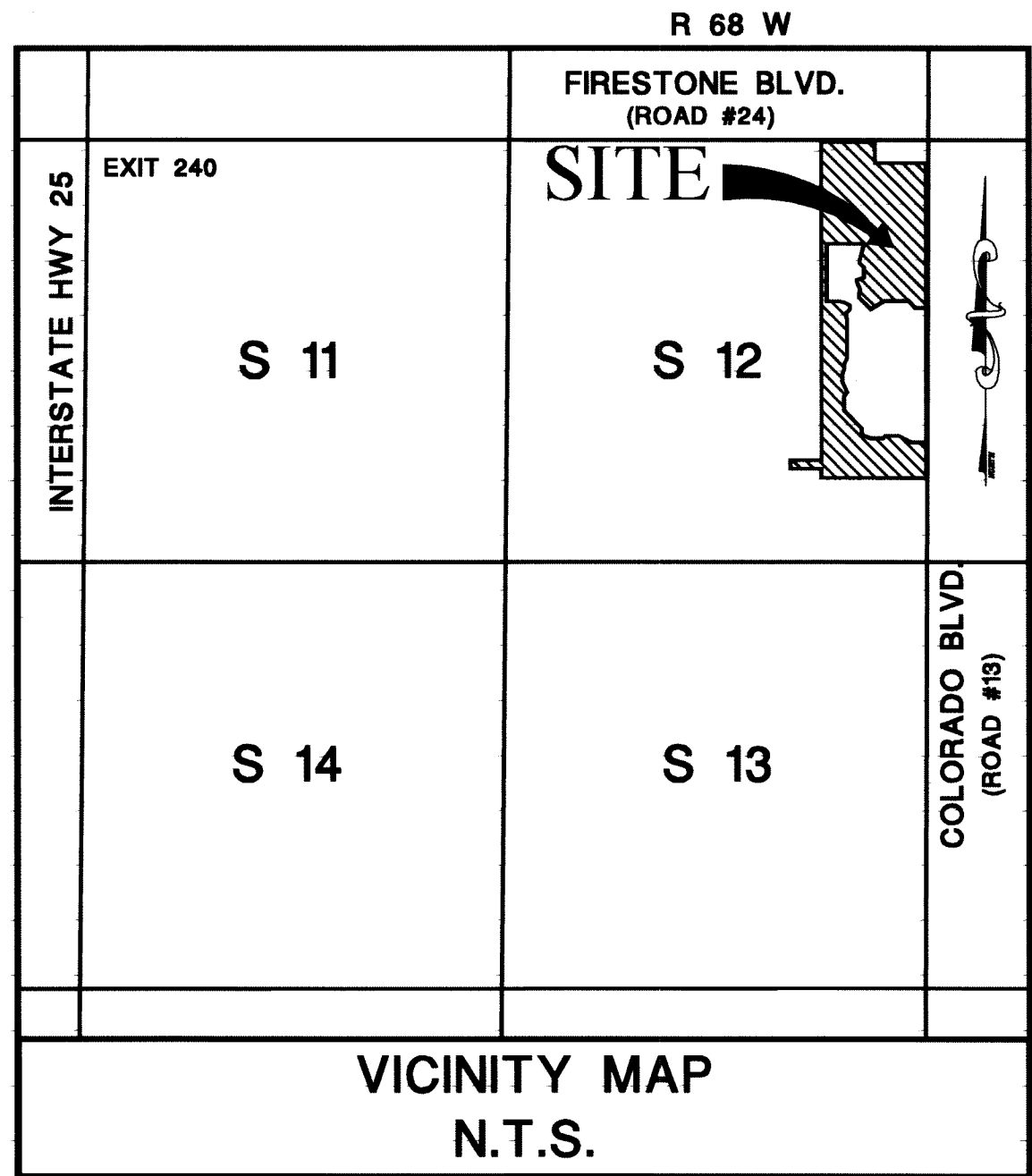
County of Weld)

The foregoing instrument was acknowledged before me this 8th day of October, 2003.

Witness my hand and official seal.

Susan L. Irie
Notary Public

My Commission expires 9-20-05



OWNER:

HALL FAMILY PARTNERSHIP OF FIRESTONE LLP
3026 4TH AVENUE
GREELEY, CO 80631
(970) 352-6057

BOOTH FARMS COMMERCIAL CENTER OF FIRESTONE LLC
3026 4TH AVENUE
GREELEY, CO 80631
(303) 352-6057

TOWN OF FIRESTONE
FIRESTONE, CO 80520
(303) 352-6057

OUTLOT DESCRIPTIONS:

- H, I RESERVED FOR MULTI-FAMILY DEVELOPMENT, AND DRAINAGE AND UTILITY EASEMENTS. TO BE OWNED AND MAINTAINED BY A PRIVATE DEVELOPER.
J RESERVED FOR COMMERCIAL DEVELOPMENT, AND DRAINAGE AND UTILITY EASEMENTS. TO BE OWNED AND MAINTAINED BY A PRIVATE DEVELOPER
D1 OWNERSHIP SHALL BE TRANSFERRED TO FRANCIS D. AND PHYLLIS JEAN GREGERSON

A PORTION OF OUTLOTS D1, H, I, J, & N ARE SUBJECT TO A 150' WELL SETBACK.

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	BOOTH FARMS
TYPE OF SUBMITTAL:	1ST REPLAT
FILING NUMBER:	SECOND
PHASE NUMBER:	N/A
SHEET TITLE:	1ST REPLAT OF BOOTH FARMS 2ND FILING
PREPARATION DATE:	APRIL 29, 2002
REVISION:	09-18-02
REVISION:	
REVISION:	
REVISION:	
SHEET 1 OF 3	

NOTICE: According to Colorado Law, you must commence any legal action based on any defect in this survey within three years after you discover such defect. In no event may any legal action based on any defect in this survey be commenced more than ten years as from the date of survey shown hereon.

Engineers/Scientists/Surveyors
AVRES ASSOCIATES
3060 J.R. Parkway, Building 2, Suite 200
Fort Collins, CO 80527
(970) 232-5555

REPLAT

BOOTH FARMS

Revisions	Date
Owners Blocks	09/15/03

Designed By: BTN	Drawn By: JER	Checked By: BTN	Approved By: BTN
Job #:	32-0379	Date:	04-29-02

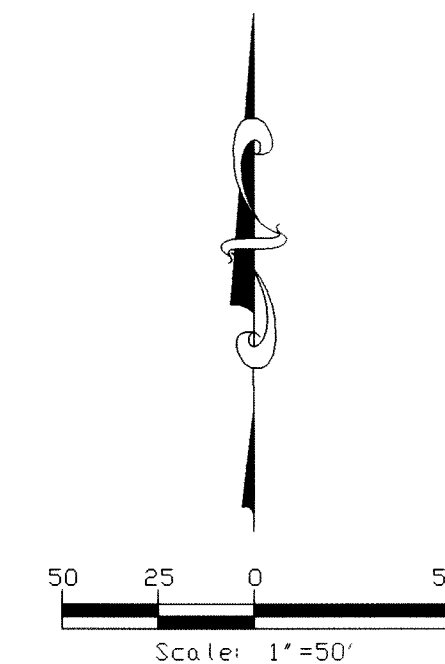
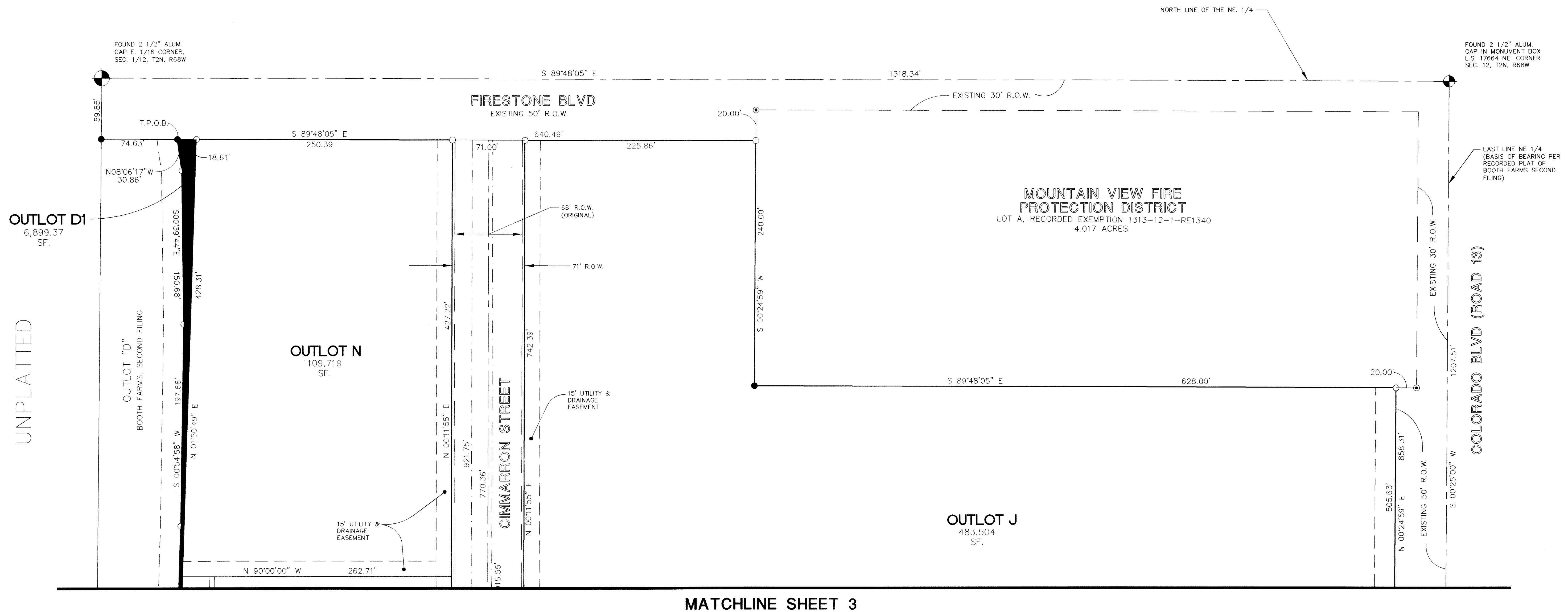
Sheet 1 of 3

3115812 10/10/2003 02:09P Weld County, CO
2 of 3 R 31.00 D 0.00 Steve Moreno Clerk & Recorder

THE 1st REPLAT OF Outlots A, H, I, J, & N, Booth Farms, Second Filing

A PART OF THE E. 1/2 OF SECTION 12, T2N, R68W OF THE 6TH PRINCIPLE MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

SHEET 2 OF 3



LEGEND:
○ = SET #4 REBAR W/ PLASTIC CAP L.S. 23618
● = FOUND #4 REBAR W/ PLASTIC CAP L.S. 23618
⊙ = FOUND #4 REBAR W/ PLASTIC CAP L.S. 20673

Engineers/Scientists/Surveyors
AVRES ASSOCIATES
3665 JFX Parkway, Building 2, Suite 200
Colorado Springs, CO 80909
Phone: (719) 596-8027
Fax: (719) 596-8027

REPLAT

BOOTH FARMS

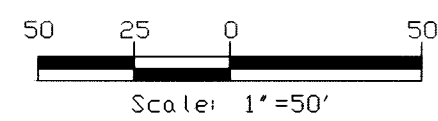
Revisions	Date

Designed By: BTN	Date: 04-29-02
Drawn By: JER	
Checked By: BTN	
Approved By: BTN	
Job # 32-0379	

Sheet 2 of 3

A PART OF THE E. 1/2 OF SECTION 12, T2N, R68W OF THE 6TH PRINCIPLE MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

MATCHLINE SHEET 2



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	502.04'	375.00'	76°42'20"	465.38'	S 38°09'16" E
C2	85.59'	375.00'	13°04'35"	85.40'	S 83°02'43" E
C3	49.29'	150.00'	18°49'44"	49.07'	N 09°49'51" E
C4	21.21'	13.50'	90°00'00"	19.09'	N 45°24'59" E
C5	531.99'	339.50'	84°56'56"	479.21'	S 44°41'33" E
C6	40.42'	122.59'	18°55'58"	40.24'	N 09°49'51" E
C9	44.42'	191.50'	62°39'53"	30.52'	S 75°53'37" E

LEGEND:

- = SET #4 REBAR W/ PLASTIC CAP L.S. 23513
- = FOUND #4 REBAR W/ PLASTIC CAP L.S. 23513
- ⊙ = FOUND #4 REBAR W/ PLASTIC CAP L.S. 20673

AYRES
ASSOCIATES
Engineers/Scientists/Surveyors
3665 J.F. Parkway, Building 2, Suite 200
P.O. Box 270480
Dallas, Texas 75227
(214) 343-0527
(972) 223-3556

REPLAT

BOOTH FARMS

Revisions	Date

Filename: 1st Reclat.dwg

www.150repro.org

Designed By: BTN
Drawn By: JER
Checked By: BTN
Approved By: BTN
Job #: 32-0379
Date: 04-29-02

702710

Sheet 3 of 3